

**STRESSED ASSETS RECOVERY BRANCH, SOUTH BENGAL**

Jeevan Deep Building, 2nd Floor, 1, Middleton Street,

Kolkata - 700 071 Phone : (033) 2288 4437, Fax : (033) 2288 4302, E-mail : [sbi.15196@sbi.co.in](mailto:sbi.15196@sbi.co.in)

THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF  
THE SECURED CREDITOR.

PROPERTY WILL BE SOLD ON  
"AS IS WHERE IS, AS IS WHAT IS AND WHAT-EVER THERE IS" BASIS

1	Name and address of the Borrower	<b>BORROWER NAME:</b> M/s Midday Developers Pvt. Ltd. at 7/1, Andul Road, (1 <sup>st</sup> floor), Room No. 11, Bakultala, P.O.- D S Lane, Howrah- 711109  <b>Directors/Guarantor/ Legal Heir of Late Mahinuddin Midday :</b> 1) Mr. Mafijul Midday S/O Late Mahinuddin Midday & 2) Mrs. Rahida Midday W/o Late Mahinuddin Midday <b>Both resident of :</b> Village- Panchpara (Majherpara), P.O.-Radhadasi, P.S. Sankrail, Howrah- 711317
2	Name and address of Branch, the secured creditor	<b>SBI STRESSED ASSETS RECOVERY BRANCH, SOUTH BENGAL</b> Jeevan Deep Building, 2nd Floor, 1, Middleton Street, Kolkata - 700 071 Phone : (033) 2288 4437, Fax : (033) 2288 4302, E-mail : <a href="mailto:sbi.15196@sbi.co.in">sbi.15196@sbi.co.in</a>  MOBILE NO. OF AUTHORIZED OFFICER: 8001207811/ 9674729616
3	Description of the secured assets to be sold.	<b><i>"Floor space of 4001 sq. ft. together with super built up area at Block A of 1st floor"</i></b>  The above described mortgaged property is located on the 1st floor of Block A of the market complex constructed on the three mortgaged plots covered vide Title Deed Nos. I-491 of 1986, I-493 of 1986 and I-494 of 1986 as detailed here under:  <ol style="list-style-type: none"><li>1) Title Deed No. 491 for the year 1986 relating to property in the name of Mr. Mahinuddin Midday S/o Lt. Samser Ali Midday relating to property i.e. all that piece and parcel of land measuring 3 cottahs 1 chittak 2 sq. ft. lying and situated in Dag no. 5, 44/127, 44/133 and 44/134, Khatian no. 7 &amp; 93, within the limits of Howrah Municipal Corporation, Holding No. 7/1, Andul Road, P.S. Shibpur (presently P.S. AJC Bose B Garden), DSR and ADSR Howrah.</li><li>2) Title Deed No. 493 for the year 1986 relating to property in the name of Mr. Mafijul Midday S/o Mahinuddin Midday relating to property i.e. all that piece and parcel of land measuring 6 cottahs 18 sq. ft. more or less lying and situated in Khatian no. 76, Dag no. 93 and 94, Holding No. 7, Andul Road, within the jurisdiction of Howrah Municipal Corporation, P.S. Shibpur (presently P.S. AJC Bose B Garden), ADSR and SR. Howrah.</li></ol>

		<p>3) Title Deed No. 494 for the year 1986 relating to property in the name of Mrs Rahida Begum W/o Mahinuddin Midday relating to property i.e. all that piece and parcel of land measuring 6 cottahs 10 chittak 4 sq. ft. lying and situated in Dag no. 93, 94 and 6, Khatian no. 76 &amp; 6, Holding No. 7, Andul Road, P.S. Shibpur (presently P.S. AJC Bose B Garden), DSR and ADSR Howrah.</p> <p><b>(PROPERTY UNDER BANK'S CONSTRUCTIVE POSSESSION)</b></p>
4	Details of the encumbrances known to the secured creditor.	The intending bidders are advised to satisfy himself by local enquiry by visiting offices of the revenue/ Municipal authorities and from own sources before participating in the auction process. Please also refer to point No. 13 (r) and point no.14 of this T & C document in this regard.
5	The secured debt for recovery of which the property is to be sold	<b>Rs.3,67,23,534.56</b> (Rupees three crores sixty seven lakhs twenty three thousand five hundred thirty four and paisa fifty six only) as on 10.01.2011 plus further interest , cost, charges etc. thereon pending since 11.01.2011 less recoveries made on account of rent attachment of one mortgaged property & misc. recoveries made.
6	Deposit of earnest money	<b>EMD: Rs. 10,00,000/-</b> (Rupees ten Lakhs only) being the 10% of Reserve price to be remitted by RTGS/NEFT to the Bidder Global EMD wallet maintained with ebkray
7	Reserve price of the immovable secured assets: Account/ Wallet in which EMD to be remitted Last Date and Time within which EMD to be remitted	<p><b>Reserve Price fixed : Rs. 1,00,00,000.00</b> <b>(Rupees One Crore only)</b></p> <p><b>Bidders Global EMD wallet maintained with Baanknet.com</b></p> <p>(Bidder /Purchaser to register on e -auction portal <a href="https://baanknet.com">https://baanknet.com</a> in using his mobile no and email Id .KYC verification will be done online. Hence bidder to upload requisite KYC documents verification of which may take 02 working days)</p> <p>“Interested bidder may deposit Pre-Bid EMD with baanknet before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in baanknet's Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance (before auction date) to avoid any last-minute problem.”</p>
8	Time and manner of payment	The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorised Officer, failing which the amount deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15th day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the auction purchaser not exceeding three months from the date of auction.
9	Time and place of public e-Auction or	<b>24/03/2025 between 11.00 A.M. to 4.00 P.M.</b>

	time after which sale by any other mode shall be completed.	
10	The e-Auction will be conducted through the Bank's approved service provider E-auction tender documents containing e-auction bid form, declaration etc., are available in the website of the service provider as mentioned above	<p><a href="https://baanknet.com">https://baanknet.com</a></p> <p>e-Auction will be provided by Bank's e Auction service provider. The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <a href="https://baanknet.com">https://baanknet.com</a> The Sale Notice containing the Terms and Conditions of Sale is uploaded in the Banks websites/webpage portal <a href="https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others">https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others</a> and <a href="https://baanknet.com">https://baanknet.com</a>. The intending participants of e- auction may download free of cost, copies Terms &amp; Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from <a href="https://baanknet.com">https://baanknet.com</a></p>
11	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	<p>(i) <b>Rs. 1,00,000/-</b></p> <p>(ii) Auto extension of 10 minutes each.</p> <p>(iii) INR</p>
12	Date and Time during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	<p><b>Date: 12.03.2025 AND 20.03.2025, Time: 11 A.M to 3 P.M.</b></p> <p>Name: Tapan Kumar Roy / Urmi Sen</p> <p>e-mail ID : <a href="mailto:sbi.15196@sbi.co.in">sbi.15196@sbi.co.in</a></p> <p>Mobile No: 8001207811, 9674729616</p>
13	Other conditions	<p>(a) Bidder /Purchase to register one-auction portal <a href="https://baanknet.com">https://baanknet.com</a> using his mobile no and email Id .KYC verification will be done, bidder to upload requisite KYC documents, which will be verified by PSB Alliance Pvt Ltd, may take 02 working days)</p> <p>(b) The intending bidder should transfer the EMD amount from his Account through NEFT to his/her Global EMD wallet maintained with PSB Alliance Pvt Ltd before auction date.</p> <p>(c) Name of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch, South Bengal to participate in online e-Auction on the portal <a href="https://baanknet.com">https://baanknet.com</a></p> <p>(d) The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorized Officer of the bank and the remaining amount i.e 25 % of sale price to be paid immediately i.e. on the same day or not later than next working day, as the case may be.</p> <p>(e) During e-Auction, if no bid is received within the specified time, State Bank of India at its discretion may decide to revise opening price / scrap the e-Auction process / proceed with conventional mode of tendering.</p> <p>(f) The Bank / service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.</p>

		<p>(g) The bidders are required to submit acceptance of the terms &amp; conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction.</p> <p>(h) The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.</p> <p>(i) Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(j) The Authorized Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.</p> <p>(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold at or below the reserve price. The property should be sold at least one increment higher than the reserve price.</p> <p>(l) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.</p> <p>(m) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with <a href="https://baanknet.com">https://baanknet.com</a> /PSB Alliance pvt Ltd. The Bidder has to place a request with <a href="https://baanknet.com">https://baanknet.com</a> /PSB Alliance pvt Ltd for refund of the same back to his bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).</p> <p>(n) The Authorized Officer is not bound to accept the highest offer and the Authorized officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.</p> <p>(o) In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold.</p> <p>(p) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.</p> <p>(q) The payment of all statutory /non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.</p> <p><b>(r) The bidders are advised in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immoveable secured assets including the size/area of the immovable secured assets in question. They shall independently ascertain any other dues/ liabilities/ encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever.</b></p> <p>(s) In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorized Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call of the sale and put the property to sale once again on any date and at such</p>
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14	Details of Pending Litigation, if any, in respect of property proposed to be sold	SA has been filed against the Bank vide SA 424 of 2023 at DRT 1 Kolkata but there is NO STAY ORDER against sale of the above property.
<p>Date:19.02.2025 Place: Kolkata</p> <p style="text-align: right;">Authorized Officer, SBI, SARB, South Bengal</p>		